



Mayor Michael B. Coleman

BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13311-00000-00157
Date Received: 8 MAR. 2013
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance

☒ Special Permit

3389.02-

Indicate what the proposal is and list applicable code sections.

LOCATION

1. Certified Address Number and Street Name 3039 Fairwood Avenue
City Columbus State OH Zip 43207
Parcel Number (only one required) 010-116160-00, 010-116163-00, 010-116164-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Columbia Gas of Ohio, Inc. and Columbia Gas Transmission, LLC
Address 200 Civic Center Drive City/State Columbus, OH Zip 43215
Phone # 614-460-4874 Fax # 614-460-6986 Email mlthompson@nisource.com

PROPERTY OWNER(S):

Name Columbia Gas Transmission Corp nka Columbia Gas Transmission, LLC
Address 200 Civic Center Drive City/State Columbus, OH Zip 43215
Phone # 614-460-4874 Fax # 614-460-6986 Email mlthompson@nisource.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Melissa Thompson
Address 200 Civic Center Drive City/State Columbus, OH Zip 43215
Phone # 614-460-4874 Fax # 614-460-6986 Email: mlthompson@nisource.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Melissa J. Thompson, Esq.
PROPERTY OWNER SIGNATURE Melissa J. Thompson, Esq.
ATTORNEY / AGENT SIGNATURE Melissa J. Thompson

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Mar 28 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3039 FAIRWOOD AVE COLUMBUS, OH

Mailing Address: 200 CIVIC CENTER DR
COLUMBUS, OH 43216-0117

Owner: COLUMBIA GAS TRANSMISSION

Parcel Number: 010116164

ZONING INFORMATION

Zoning: 774, Residential, R2
effective 5/14/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Far South Columbus Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

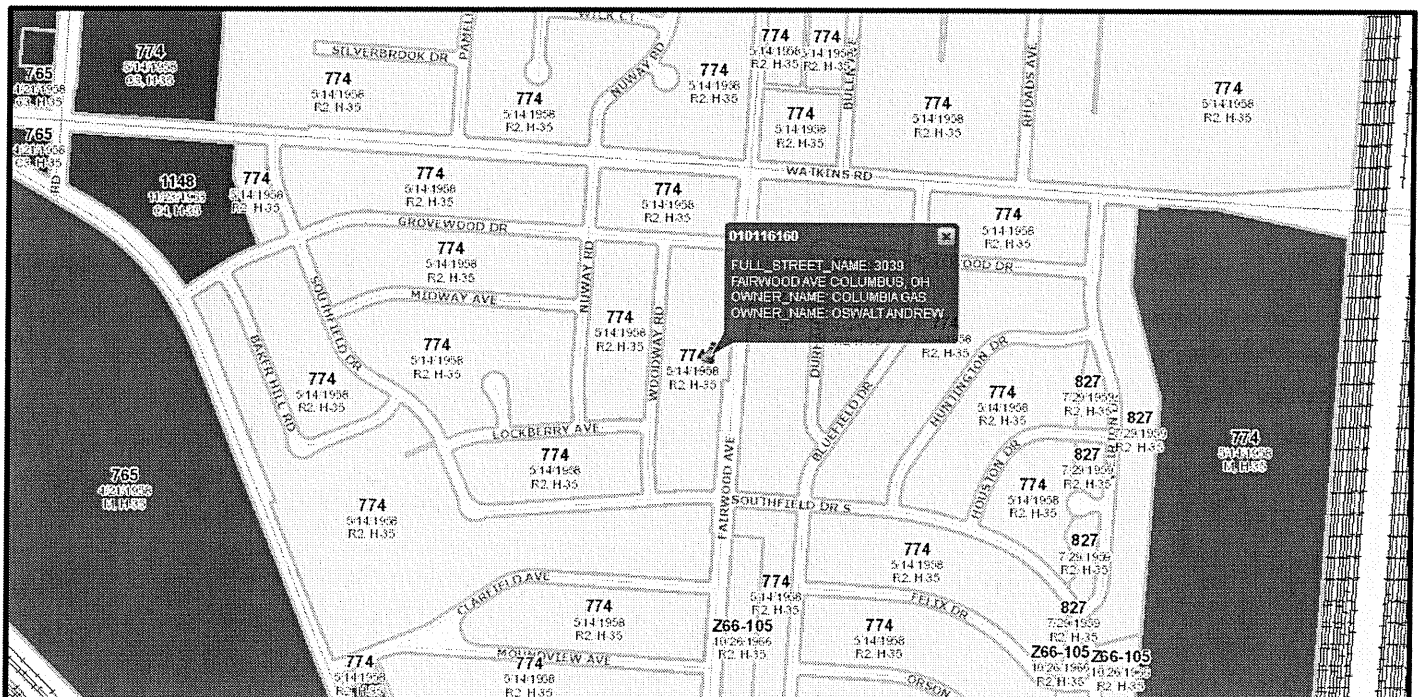
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Melissa L. Thompson
of (1) MAILING ADDRESS 200 Civic Center Drive, Columbus, Ohio 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Columbia Gas Transmission Corp.
200 Civic Center Drive
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Columbia Gas Transmission, LLC and
Columbia Gas of Ohio, Inc. - 614-460-4874

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far South Columbus Area Commission
Becky Walcott
723 Ivorton Rd. South, Columbus, OH 43207

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

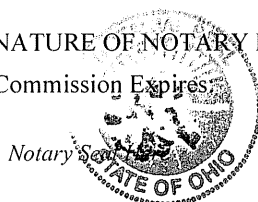
☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



DENISE M. STARKEY
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

(8)

Denise M. Starkey

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STATEMENT OF HARDSHIP

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Columbia Gas of Ohio, Inc. and Columbia Gas Transmission, LLC (collectively, "Columbia") will be working together on a project to improve the Fairwood Regulator Station. Columbia will be razing the existing structures on the property and constructing new structures with the similar height and building dimensions. Columbia will also be moving the sites of the buildings further away from the public right of way, and will be repairing the fence around the property's perimeter. Finally, Columbia will be replacing and upgrading its existing pipeline facilities to make its infrastructure quieter, safer, and more reliable.

Signature of Applicant

Melissa L. Gleyser

Date

3/8/2013

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: j

DATE: 3/8/13



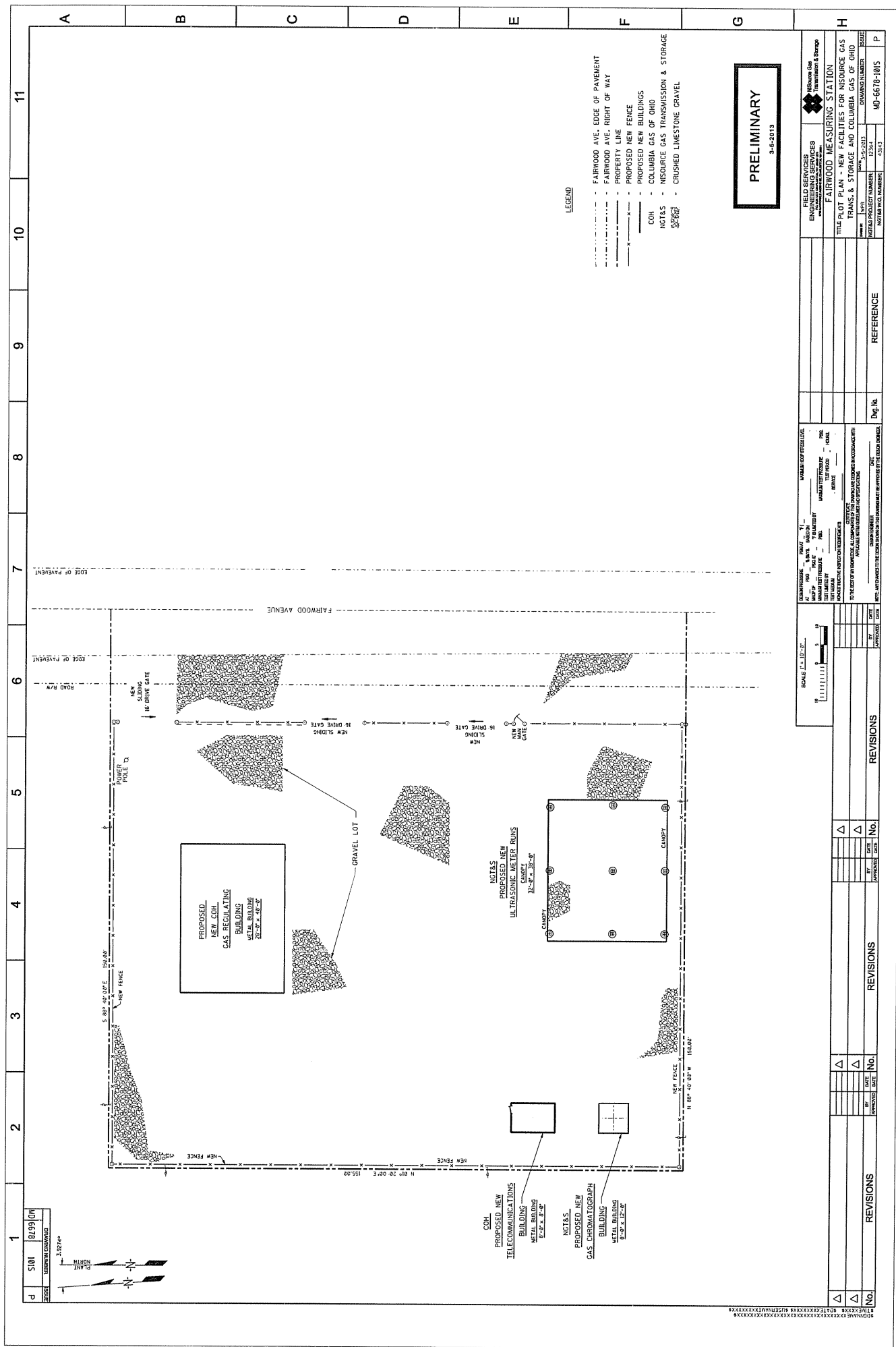
Disclaimer

Scale = 50



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melissa L. Thompson
of (COMPLETE ADDRESS) 200 Civic Center Dr., Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

<u>Columbia Gas Transmission, LLC</u>	<u>200 Civic Center Drive, Columbus, Ohio 43215</u>
<u>Columbia Gas of Ohio, Inc.</u>	<u>200 Civic Center Drive, Columbus, Ohio 43215</u>

SIGNATURE OF AFFIANT

Melissa L. Thompson

Subscribed to me in my presence and before me this 8 day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Denise M. Starkey

My Commission Expires:



Notary Seal Here

DENISE M. STARKEY
ATTORNEY AT LAW
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